

IN RE: PETITION FOR SPECIAL EXCEPTION  
SE/Corner North Point Boulevard  
and Baltimore Street  
(201 North Point Boulevard)  
15th Election District  
7th Councilmanic District  
Shell Oil Company  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-371-X

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to approve a food mart use in combination with an existing service station on the subject property, in accordance with Petitioner's Exhibit 1.

The Petitioner, by James Kozak, Territory Manager, and Todd V. Suhre, Project Engineer with Shell Oil Company, appeared, testified, and were represented by J. Neil Lanz, Esquire. Also appearing on behalf of the Petition was John Hess, Operator of the existing service station. There were no Protestants.

Testimony indicated that the subject property, known as 201 North Point Boulevard, consists of 1.03 acres more or less zoned B.R.-I.M., and is the site of an existing service station. A service station has operated from the subject property since 1965 as a result of a special exception granted in Case No. 5783-XA on February 27, 1963. Petitioner proposes converting 400 sq. ft. of existing space to a convenience store. Testimony presented by Messrs. Suhre, Kozak and Hess indicated that in their opinion, the conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) would be satisfied by the requested modification. Mr. Hess, operator of the existing service station since October, 1987, indicated the decision to add a convenience store to the existing facility was made after discussing the subject with many of the customers

and neighbors who have expressed an interest and have no objection to Petitioner's plans.

Petitioner submitted pictures of the subject property to support its position that the conversion of a portion of the existing building to a convenience store facility will not be detrimental to the health, safety or general welfare of the community. Further testimony presented by Petitioner's witnesses indicated that there is ample room for parking for food mart customers and that the proposed modifications to the site plan will not create any traffic problem for the community.

In response to the comments submitted by the Office of Planning, Mr. Hess testified that he currently provides compressed air and water and will continue to do so. Further, Petitioner is willing to submit a landscaping plan for approval by the Baltimore County Landscape Planner to insure the property is landscaped at a minimum in compliance with the Baltimore County Landscaping Manual.

It is clear that the B.C.Z.R. permits the use proposed in a B.R.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

verse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Prit's, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of March, 1989 that the Petition for Special Exception to approve a food mart use in combination with an existing service station on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioner shall submit for approval by the Baltimore County Landscape Planner a landscape plan which at a minimum is in compliance with the Baltimore County Landscaping

Manual. A copy of the approved landscaping plan shall be submitted to the Zoning Office for incorporation into the case file.

3) Petitioner shall provide compressed air and water for its customers.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

ORDER FOR FILING  
DATE 3/16/89  
BY J. Neil Lanz

ORDER FOR FILING  
DATE 3/16/89  
BY J. Neil Lanz

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

March 16, 1989



Dennis F. Rasmussen  
County Executive

J. Neil Lanz, Esquire  
25 W. Chesapeake Avenue, Suite 204  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/Corner North Point Boulevard and Baltimore Street  
(201 North Point Boulevard)  
15th Election District - 7th Councilmanic District  
Shell Oil Company - Petitioner  
Case No. 89-371-X

Dear Mr. Lanz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 434-3331.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: Mr. Todd V. Suhre  
Project Engineer, Shell Oil Company  
3224 Brookline Drive, Wilmington, Del. 19808

Mr. James Kozak  
Territory Manager, Shell Oil Company  
3 Gurtren Court, #302, Timonium, Md. 21093

Mr. R. John Hess  
201 North Point Boulevard, Baltimore, Md. 21224

People's Counsel

File

#### PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-371-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ...A food mart use in combination with...  
existing service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Carl J. Hale - Shell Oil Company
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Attorney for Petitioner:
J. Neil Lanz	Two Penn'a Way - Suite 401
(Type or Print Name)	Address
Signature	Signature
25 W. Chesapeake Avenue Ste. 204	New Castle, DE 19720
Address	City and State
Towson, Maryland 21204	City and State
City and State	City and State
Attorney's Telephone No.: 321-8200	Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1989, at 2 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

ECO-No. 1

ORDER FOR FILING  
DATE 3/16/89  
BY J. Neil Lanz

STV/LYN ASSOCIATES  
ENGINEERS ARCHITECTS PLANNERS  
21 GOVERNORS COURT  
BALTIMORE MD 21207-2722  
301/944-9112

ZONING DESCRIPTION FOR  
SHELL OIL COMPANY  
SOUTHERLY INTERSECTION OF NORTH POINT BOULEVARD  
AND BALTIMORE STREET  
ELECTION DISTRICT NO. 15  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located at the intersection of the southerly side of North Point Boulevard, Maryland Route 151 (150 feet wide) and the southerly side of Baltimore Street (80 feet wide); thence running along the southerly side of North Point Boulevard,

1. South 70°12'00" East 176.52 feet, thence leaving the southerly side of North Point Boulevard and running the following two courses and distances,
2. South 19°18'30" West 127.01 feet, thence,
3. North 70°12'00" West 323.62 feet, to intersect the southerly side of Baltimore Street; thence running the following two courses and distances along same,
4. North 56°35'23" East 108.49 feet, thence,
5. North 83°27'53" East 90.43 feet to the place of beginning... containing 33,938.87 square feet or 0.7791 acres of land, more or less.

Mark A. Riddle  
STV/LYN ASSOCIATES  
Mark A. Riddle  
MD Reg. Property Line Surveyor No. 244



STV ENGINEERS, Architects, Engineers, Planners, Interior Designers, Professional Member Firm STV, Michael, Lee, & Associates  
1710 N. A. Avenue, Suite 210, Mount Airy, NC 27030; STV, Inc., 100 N. Main Street, STV, Inc., 100 N. Main Street, STV, Inc., 100 N. Main Street, STV, Inc., 100 N. Main Street

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 23, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 23, 1989.

THE JEFFERSONIAN,

Publisher

PO 09822  
reg 145286  
price \$37.43

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15th  
Posted for: Special Exception  
Petitioner: Shell Oil Company  
Location of property: SE/Corner North Point Blvd. & Baltimore St.  
Location of Signs: Along intersection of N. Point Blvd. & Baltimore St.  
Remarks: See map attached to petition.  
Posted by: Mark A. Riddle  
Number of Signs: 7



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

Date: 3/6/89

Shell Oil Company  
Two Penn's Plaza  
New Castle, Delaware 19730

ATTN: EARL J. HALE

Re: Petition for Special Exception  
CASE NUMBER: 89-371-X  
SEC North Point Blvd. & Baltimore Street  
201 North Point Blvd.  
15th Election District - 7th Councilmanic  
Petitioner(s): Shell Oil Company  
HEARING SCHEDULED: WEDNESDAY, MARCH 15, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$95.93 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND No. 085731

OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 3/15/89 ACCOUNT R-01-615-000

AMOUNT \$ 75.73

RECEIVED FROM Shell Oil Co.

FOR Posting & Advertising (89-371-X)

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

February 15, 1989

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

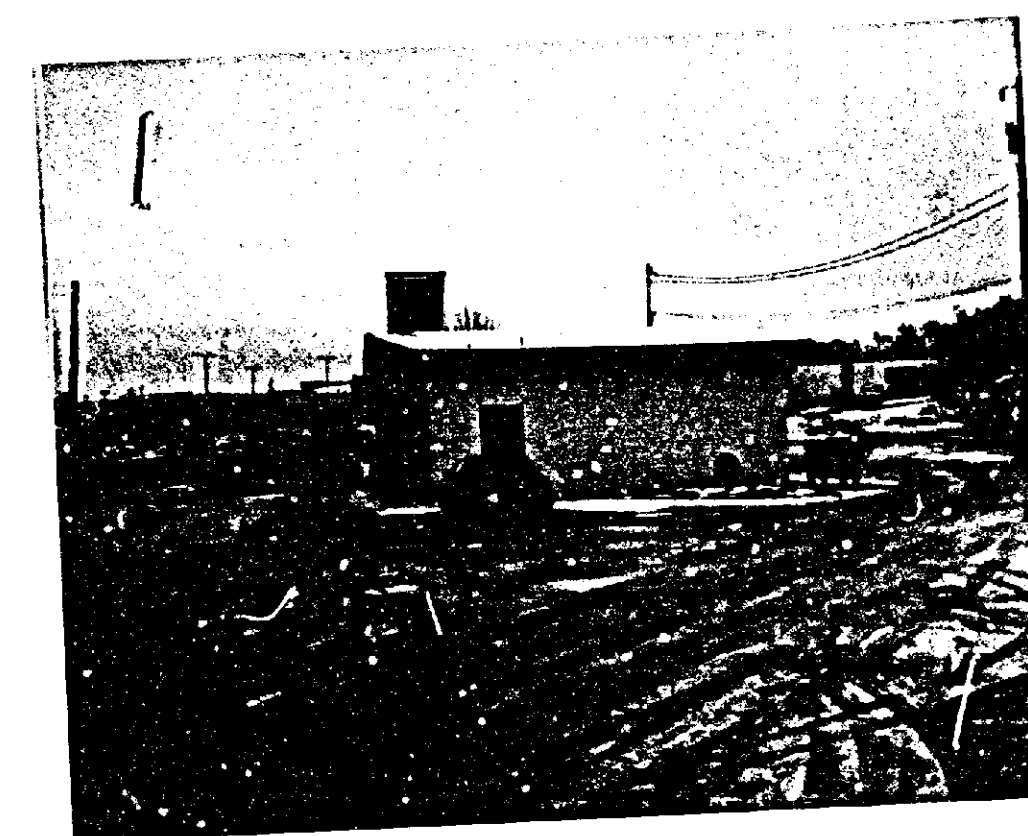
Petition for Special Exception  
CASE NUMBER: 89-371-X  
SEC North Point Blvd. & Baltimore Street  
201 North Point Blvd.  
15th Election District - 7th Councilmanic  
Petitioner(s): Shell Oil Company  
HEARING SCHEDULED: WEDNESDAY, MARCH 15, 1989 at 2:00 p.m.

Special Exception: A food mart use in combination with existing service station.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

cc: Shell Oil Company/ Earl J. Hale  
J. Neil Lanzl, Esq.  
File



PLEASE PRINT CLEARLY PETITIONER(S) SIGN - 3 SHEET

89-371-X

NAME: J. Robert Haines  
ADDRESS: 301 North Point Blvd.  
Towson, Md. 21204  
Petitioner: Earl J. Hale  
Attorney: J. Neil Lanzl, Esq.

### CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

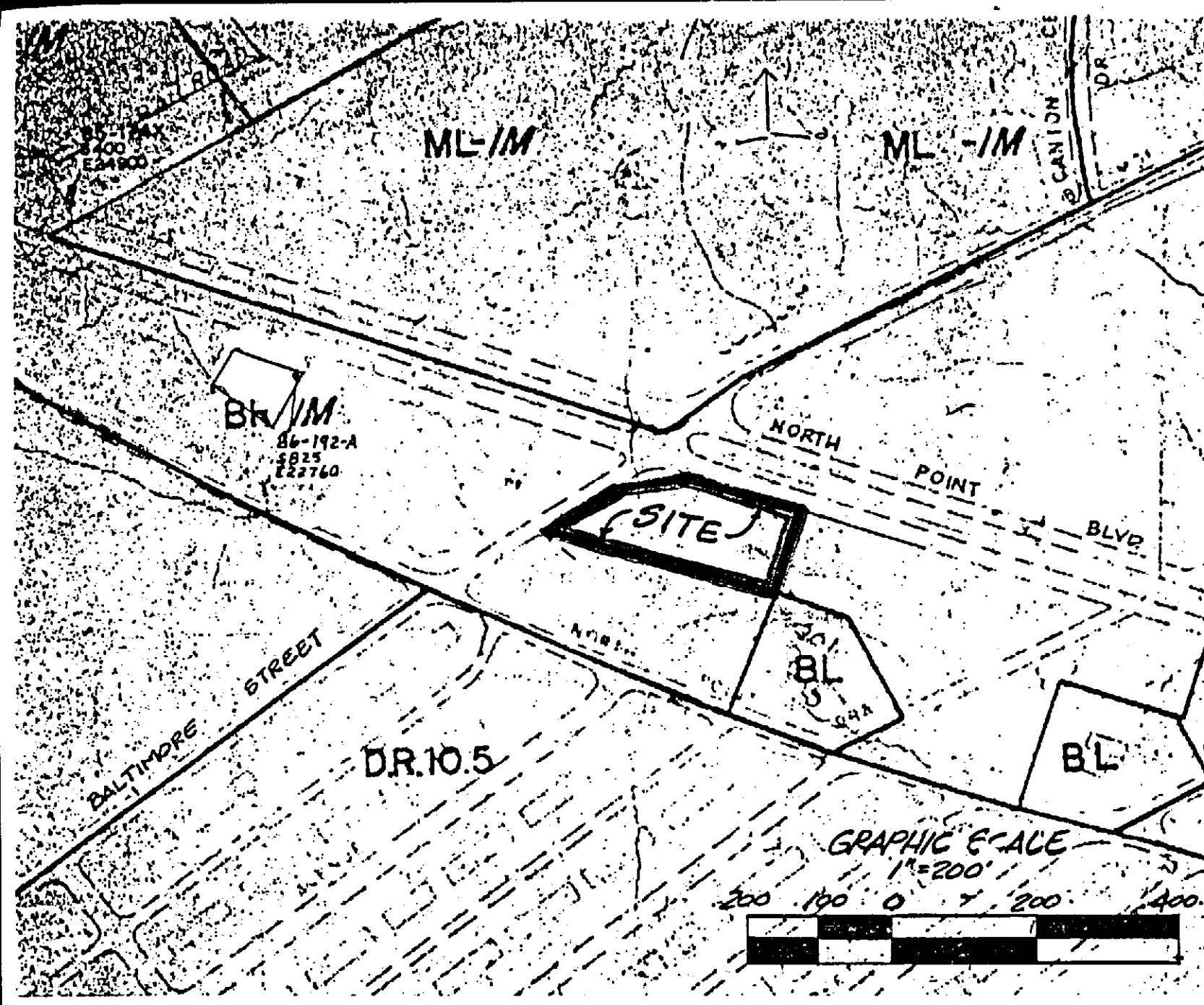
4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

February 23, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case 89-371-X - P.O. #09221 - Reg. #M25287 - 87 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 24th day of February 1989; that is to say, the same was inserted in the issues of Feb. 23, 1989

Kimbel Publication, Inc.  
per Publisher.

By: J.C. O'Brien



LOCATION PLAN  
FOR  
SHELL OIL COMPANY  
SOUTHERLY INTERSECTION OF NORTH POINT BOULEVARD  
AND BALTIMORE STREET  
ELECTION DISTRICT NO. 15  
BALTIMORE COUNTY, MARYLAND

DATE: 1/9/89  
SCALE: 1"=200'  
PREPARED BY: J.E.F.

STV/LYON ASSOCIATES.  
21 GOVERNOR'S COURT  
BALTIMORE, MD 21207-2722  
301/944-9112

89-371-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
25th day of January, 1989

Petitioner: Earl J. Hale  
Petitioner's Attorney: J. Neil Lanzl, Esq.

Received by: J. Robert Haines  
Zoning Commissioner  
James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 3, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

J. Neil Lanzl, Esquire  
25 W. Chesapeake Avenue  
Suite 204  
Towson, MD 21204

RE: Item No. 281, Case No. 89-371-X  
Petitioner: Earl J. Hale  
Petition for Special Exception

Dear Mr. Lanzl:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures





Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

January 27, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

Re: Baltimore County  
Shell Oil Company  
Zoning Meeting 1/24/89  
S/E/C North Point Blvd.  
MD 151  
and Baltimore Street  
201 N. Point Blvd.  
Item # 281

Dear Mr. Haines:

After reviewing the submittal for a special exception for a food mart use in combination with existing service station, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

*Dennis F. Rasmussen*  
Dennis F. Rasmussen  
Chief Bureau of Engineering  
Access Permits

LB/es

cc: STV/Lyon Associates  
J. Ogilvie

RECEIVED  
JAN 31 1989

ZONING OFFICE

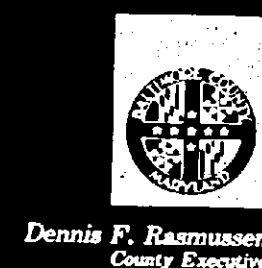
My telephone number is (301) 333-1350

Telephones for Impaired Hearing or Speech  
389-7555 Baltimore Metro - 1-800-345-1000 Metro - 1-800-432-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
494-3354

March 1, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 264, 277, 278, 280, 281, 282, 283, 284, 286, 287, 288, 292, 293, 294, 295 & 296.

Very truly yours,

*Michael S. Planigan*  
Michael S. Planigan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
MAR 3 1989

ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reineke  
Chief

February 6, 1989

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Shell Oil Company

Location: SEC North Point Blvd. and Baltimore Street (#201 North Point Blvd.)

Item No.: 281

Zoning Agenda: Meeting of January 24, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
John F. O'Neill  
Planning Group  
Special Inspection Division

NOTED & APPROVED:  
Fire Prevention Bureau

/j1

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

1/27/89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 281, Zoning Advisory Committee Meeting of January 24, 1989

Property Owner: *Shell Oil Company*

Location: *201 North Point Blvd.* District: *15*

Water Supply: *metro* Sewage Disposal: *metro*

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others \_\_\_\_\_

*John F. O'Neill*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

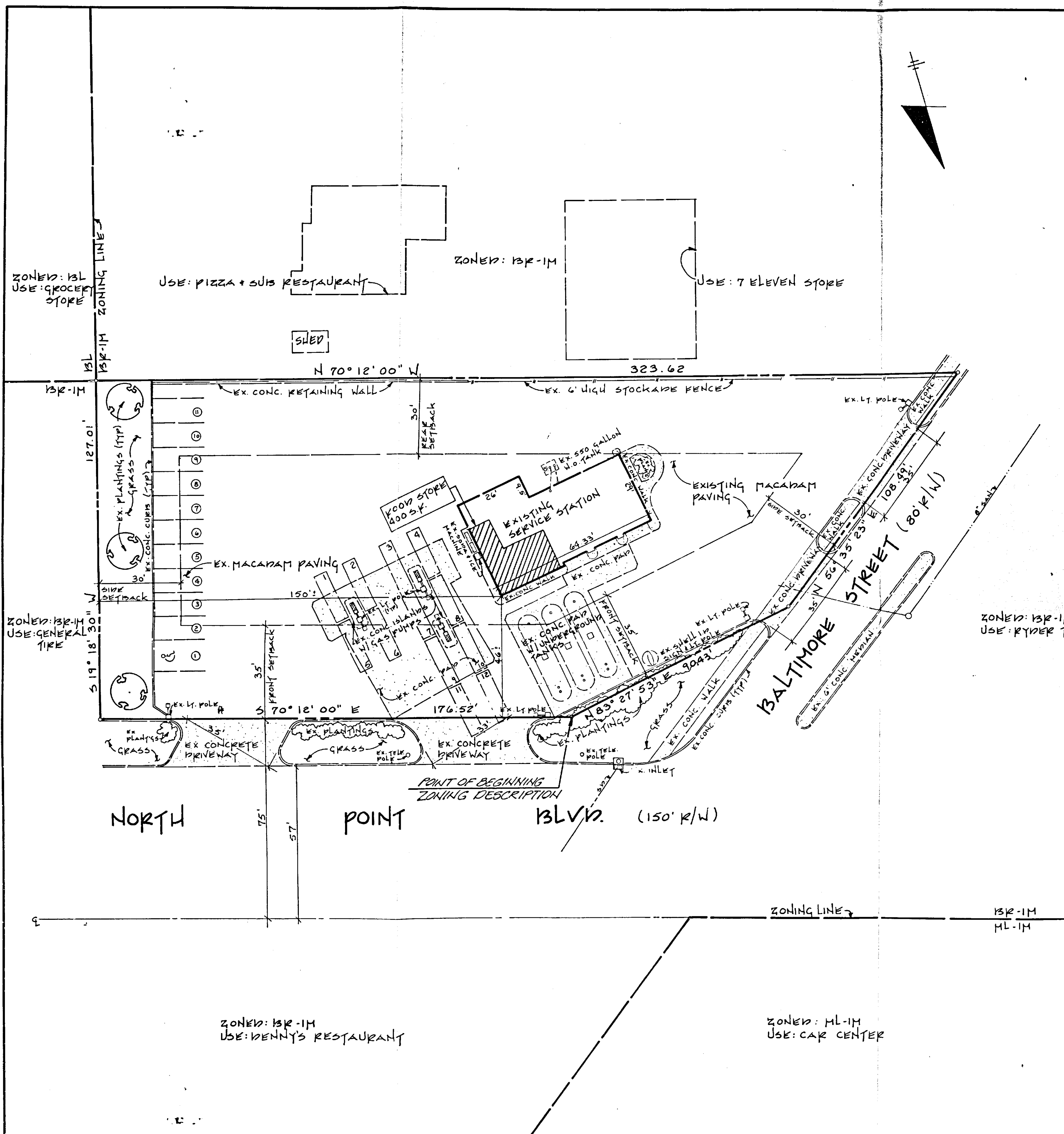
To: J. Robert Haines  
Zoning Commissioner  
Date: March 14, 1989  
From: Pat Keller, Deputy Director  
Office of Planning and Zoning  
Subject: Shell Oil Company  
Zoning Petition No. 89-371-X







The Office of Planning and Zoning has no objection to the above project, however, if approved:

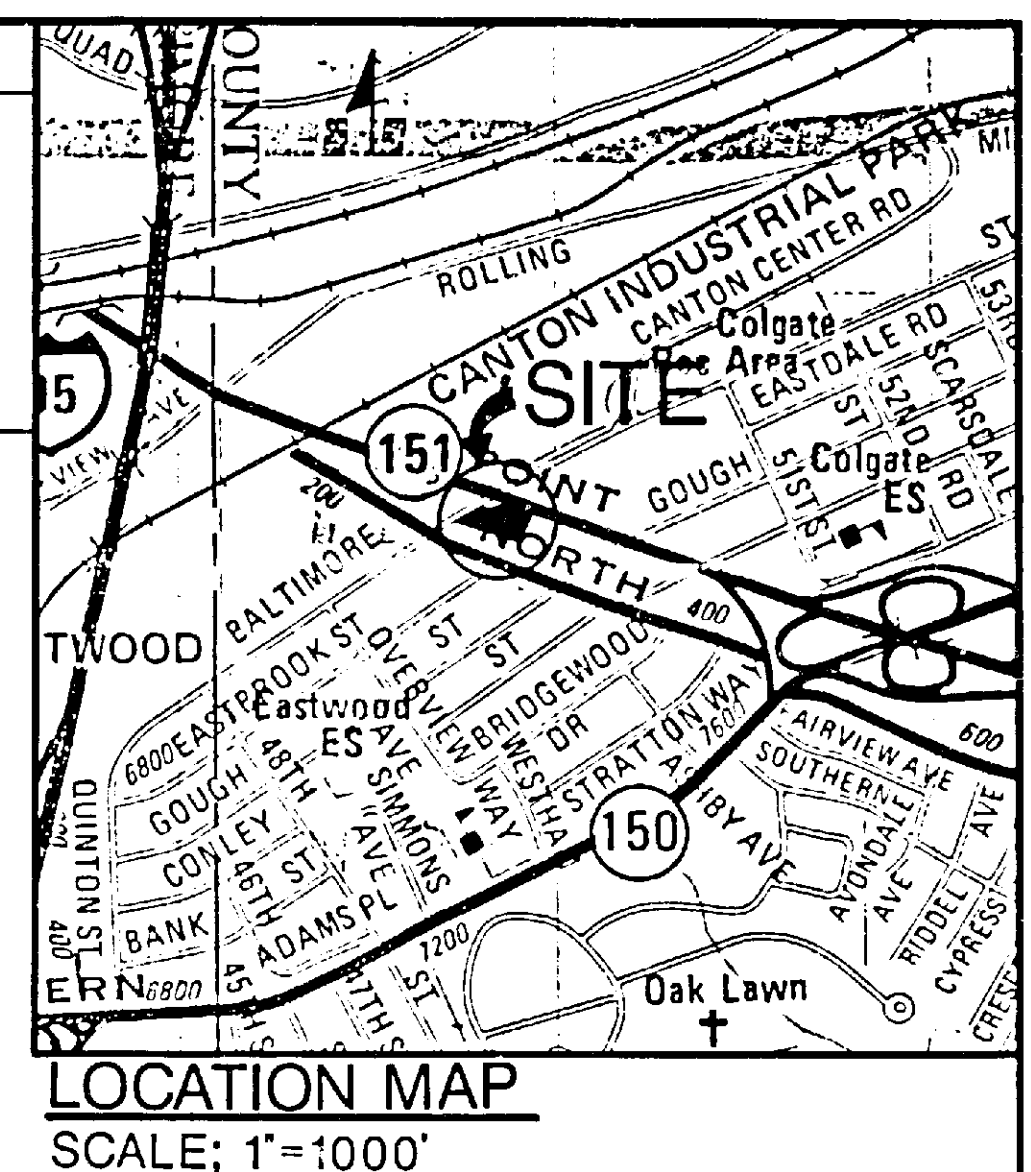
- \* A landscape plan shall be reviewed and approved by the County Landscape Planner. Any planting within the right-of-way shall be maintained by the petitioner.
- \* Compressed air and water service shall be provided at the site.

PK/ef





LEGEND		EXISTING	PROPOSED
BUILDING			
CURBS			
FENCE			
SERVICE SPACE			



GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
2. OWNER OF PROPERTY: STAFAC INC.  
120 BROADWAY  
NEW YORK, NEW YORK 10005
3. DEED REFERENCE: LIBER 4577, FOLIO 099
4. SITE AREA: 33,938.87 S.F. = 0.7791 ACRES (NET)  
45,201.92 S.F. = 1.038 ACRES (GROSS)
5. TAX ACCOUNT # 1519322370
6. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENT BY A PLOT PLAN PREPARED BY SHELL OIL COMPANY DATED MAY 20, 1964 AND ADDITIONAL INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION. SHOULD THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.

ZONING NOTES

EXISTING ZONING: BR-1M

PROPOSED ZONING: NO CHANGE, BUT WE ARE REQUESTING A SPECIAL  
EXCEPTION FOR A FOOD STORE AS A USE IN COMBINATION  
WITH THE EXISTING SERVICE STATION.

AREA REQUIREMENTS:

TOTAL SERVICING SPACES = 6  
TOTAL SERVICING BAYS = 3  
TOTAL SPACES AND BAYS = 6 + 3 = 9  
TOTAL AREA REQUIRED = 9 x 1,500 = 13,500 (USE 15,000 S.F. MIN.)  
TOTAL WAITING SPACES = 6

AUXILIARY USES:

ANCILLARY USES:

- VEHICLE REPAIR SERVICES
- SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
- TIRE SALES AND INSTALLATIONS
- SALE OF SMALL AUTO PARTS AND ACCESSORIES
- MINOR ACCESSORY USES

COMBINATION USES: 400 FT. FOOD STORE (LESS THAN 5,000 S.F.)

TOTAL AREA REQUIRED: 15,000 S.F.

TOTAL AREA OF TRACT = 33,938.87 S.F. = .7791 ACRES

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON NORTH POINT BOULEVARD = 2  
REQUIRED SITE WIDTH  $2 \times 65 = 130'$   
ACTUAL SITE WIDTH = 176.515'

**PARKING REQUIRED:**

PARKING REQUIRED:

3 SPACES/BAY AT 3 BAYS = 9 SPACES  
5 SPACES/1,000 S.F. RETAIL =  $5 \times (400 + 1,000) = 2$  SPACES  
TOTAL = 11 SPACES

PARKING SPACES PROVIDED = 11 SPACES

AREA DISTURBED BY NEW CONSTRUCTION - NO NEW EXTERIOR CONSTRUCTION IS TO OCCUR.

EXISTING USE: GAS/SERVICE STATION

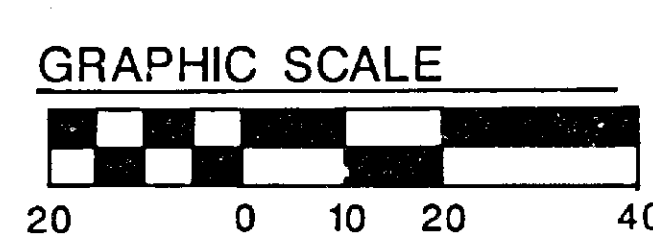
PROPOSED USE: GAS/SERVICE STATION WITH FOOD STORE


PREVIOUS ZONING CASE

C 5783-XA  
SPECIAL EXCEPTION  
FOR USE OF PROPERTY  
AS GASOLINE STATION.

PETITION  
 PROPERTY  
 TATION.  
 Petitioners  
 Exception #1  
 JAN 1 1 1989  
 STVLON ASSOC.

PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION



 <b>STV / LYON ASSOCIATES</b> Engineers    Surveyors    Planners 21 Governor's Court Baltimore, Maryland 21207 Telephone : 301-944-9112	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION																NOTE: THE BEARINGS, DISTANCES, BUILDING LOCATIONS, AS SHOWN HEREON ARE BASED ON A PLAN BY SHELL OIL COMPANY, DATED MAY 20, 1964. THE BOUNDARIES SHOWN HEREON ARE NOT TO BE CONSTRUED AS REPRESENTATION OF A LAND BOUNDARY SURVEY BY STV / LYON ASSOCIATES.	<b>PLAN PREPARATION</b> <table border="1"> <tr> <td>DRAWN BY MJF</td> <td>DATE DEC 1988</td> </tr> <tr> <td>DESIGNED BY MJF</td> <td>SCALE 1"=20'</td> </tr> <tr> <td>CHECKED BY SHP</td> <td> </td> </tr> </table>		DRAWN BY MJF	DATE DEC 1988	DESIGNED BY MJF	SCALE 1"=20'	CHECKED BY SHP		<b>SHELL OIL COMPANY</b> 201 NORTH POINT BOULEVARD BALTIMORE COUNTY , MARYLAND ELECTION DISTRICT 15	<b>DRAWING NO.</b> 8138-63
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